



A very well presented semi-detached family home

**Henrietta Gardens, Bath**

Freehold

**savills**







Entrance Hall • Kitchen • Sitting Room • Dining Room •  
Conservatory • Cloakroom • Study • Three Bedrooms •  
Bathroom • Front and Rear Gardens • Parking • Storage

### Description

6 Henrietta Gardens is a semi-detached property in a truly exceptional location. The property is entered into a spacious entrance hall with cloakroom and under stair cupboard.

To the rear is a contemporary kitchen with side door, a spacious sitting room with access to the conservatory and onto the garden. The ground floor also comprises a dining room and an excellent study.

On the first floor, there are three excellent size bedrooms, two of which with fitted wardrobes. In addition, there is a recently fitted family bathroom.

### Externally

To the front of the property is a lawned area and driveway parking as well as a useful storage room. To the rear, and benefiting from side access, is an attractive and enclosed garden with a terrace, lawned area and flower beds.





**Situation**

Henrietta Gardens is located on the edge of the delightful Henrietta Park, close to Great Pulteney Street and the city centre. There are a selection of local shops around the corner in Bathwick Street and Bath's central shopping area is approx. 0.3 miles away.

There are excellent facilities including the theatre, restaurants and the Thermae Bath Spa. Train services from Bath Spa railway station give high speed links to London Paddington (from 75 minutes), Bristol Temple Meads (15 minutes approximately) and the South West rail network. The M4 motorway junction 18 is approximately 10 miles to the north.

There is an excellent range of schools locally, both private and state, including King Edward's, Prior Park College, Bathwick St Mary's Primary School and Widcombe Junior, to name but a few.

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

**Viewing**

Strictly by appointment with Savills.

**Tenure**

Freehold.

**Services**

All mains services are connected.





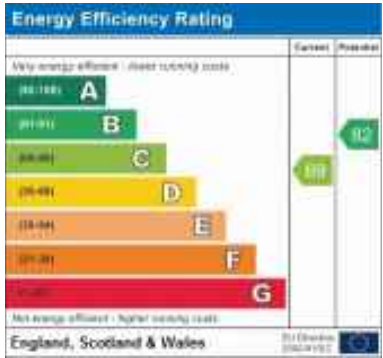




Approximate Area = 133.0 sq m / 1432 sq ft  
Storage = 4.9 sq m / 53 sq ft  
Total = 137.9 sq m / 1485 sq ft  
Including Limited Use Area (2.2 sq m / 24 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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